



**Architectural Review Board
STAFF REPORT
PLANNING & ZONING DIVISION
February 21, 2018**

ARB Number: 18-013 (ARB 18-002)

Project Name: 738 Cindy Circle Lane Roof Pitch

Owner: Rasco and Ursula Bartra
8958 Cypress Grove Lane
Royal Palm Beach, FL 33411

Agent: Maria Lopez, MEL Design, Inc.
2025 NE 198th Terrace
Miami, FL 33179

PCN: 73-41-44-02-02-000-0220

Existing Zoning: AR/PUD/LROZD/EOZD Subarea A

Future Land Use Designation: Residential "B"

Project Manager: Kelly Ferraiolo, Senior Planner

REQUEST:

Maria Lopez, MEL Design Inc, agent, on behalf of Rasco and Ursula Bartra, owners, is seeking Architectural Review Board (ARB) approval to allow an alternative design standard for a flat roof for the residence, detached garage and carport for 738 Cindy Circle Lane.

LOCATION AND VICINITY:

The property is located at 738 Cindy Circle Lane is located within Palm Beach Little Ranches approximately 400 feet east of Cindy Drive.



BACKGROUND:

Mr. and Mrs. Bartra purchased the subject property on February 1, 2017. The lot is currently vacant. The applicant is proposing to construct a modern type architectural residence and matching accessory buildings with a flat roof. However, per Section 6.5.19.E.3.a of Wellington's Land Development Regulations, at least 70% percent of the footprint of the air conditioned space plus attached garage must be covered by a roof with a minimum 5:12 pitch.

STAFF ANALYSIS:

Per Section 6.5.19.D.1, alternatives to Development Standards may be allowed by the ARB for buildings and structures that do not meet the minimum development standards if the request meets certain criteria as follows:

Special Conditions and circumstance which are peculiar to the land, structure or building involved: The property will consist of a single family residence, detached garage and carport as shown in Exhibit A – Elevations that are required to have the same architectural design and material. The style the owner is requesting is a flat roof for a modern type house. Our code is not accommodating to the current trend of modern type architectural styles which is why an alternative design standard is being sought.

The approval of alternative development standards will be consistent with the general intent and purpose of these regulations and will not be injurious to the neighborhood or otherwise detrimental to the public welfare: The approval of a flat roof would be consistent with the general intent and purpose of the LDR and would not be injurious to the neighborhood or otherwise detrimental to the public welfare. The property is located within a community where no model homes are provided and all homes are architecturally different. Other homes within the Urban Service Boundary have received approval of lower pitched roofs. The request is for all buildings proposed on the property so that all buildings architecturally match. Per Section 6.5.19.E.3., no flat roof shall be visible from the street adjacent to a front yard. A parapet will be constructed of the same material and used to screen the flat roof surface. Landscaping will also be put in place to partially screen the structure from the right-of-way as shown in Exhibit B – Landscape Plan. The flat roof will also allow the structure to have a roof top terrace as shown in Exhibit C – Floor Plan.

The approval of alternative development standards, if granted, is the minimum alternative that will make possible the reasonable use of the land, building or structure: The proposed request is the minimum alternative needed to accomplish the esthetic look the owner is attempting to achieve. The request needs to be applied to all structures within the property as per Section 6.5.19.E.2.a of the Land Development Regulations. Any roof top equipment shall also be screened from view as per Section 6.5.19.E.10.

RECOMMENDATION:

Staff recommends approval of Petition 18-013 (ARB 2018-002) to allow a flat roof for the proposed residence, detached garage and carport for 738 Cindy Circle Lane with the following conditions of approval:

1. A building permit shall be approved for all structures prior to construction.
2. The residence, detached garage and carport for 738 Cindy Circle Lane must all have flat roofs. If an alternative pitch is requested in the future that doesn't match what exists on the property, then ARB approval will be required.
3. Prior to issuance of a Certificate of Occupancy, an inspection by Planning and Zoning Division is required to ensure all mechanical equipment (if any) is completely screened from view. The equipment shall not be visibly seen at 10 feet above grade and/or 200 feet from each structure.

Exhibits:

Exhibit A Elevations

Exhibit B Landscape Plan

Exhibit C Floor Plan